

Consolidated Financial Statements of

**NON-PROFIT RETIREMENT
RESIDENCES OF ELLIOT LAKE INC.**
(OPERATING AS ELLIOT LAKE RETIREMENT
LIVING)

And Independent Auditors' Report thereon

Year ended December 31, 2020



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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of Non-Profit Retirement Residences of Elliot Lake Inc.

Opinion

We have audited the consolidated financial statements of Non-Profit Retirement Residences of Elliot Lake Inc. (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2020
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net assets (deficiency) for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements, present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2020, and its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "**Auditors' Responsibilities for the Audit of the Financial Statements**" section of our auditors' report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged With Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



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- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group Entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

A handwritten signature in black ink that reads 'KPMG LLP' in a cursive, slanted font. A horizontal line is drawn underneath the signature.

Chartered Professional Accountants, Licensed Public Accountants

Sudbury, Canada

May 19, 2021

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Consolidated Statement of Financial Position

December 31, 2020, with comparative information for 2019

	2020	2019
Assets		
Current assets:		
Cash	\$ 5,812,937	\$ 5,216,774
Accounts receivable	258,674	192,191
Inventories	161,567	163,011
Prepaid expenses and deposits	327,514	257,987
Current portion of forgivable and other loans receivable (note 2)	-	23,143
	<u>6,560,692</u>	<u>5,853,106</u>
Capital assets: (note 3)		
Cost	72,172,983	69,949,211
Less accumulated amortization	46,247,681	43,085,441
	<u>25,925,302</u>	<u>26,863,770</u>
Intangible assets (note 4)	21,630	24,172
Golf course (note 5)	40,941	60,437
	<u>62,571</u>	<u>84,609</u>
	<u>\$ 32,548,565</u>	<u>\$ 32,801,485</u>
Liabilities and Net Assets		
Current liabilities:		
Accounts payable and accrued liabilities (note 6)	\$ 1,305,395	\$ 1,194,505
Deposits payable	934,091	885,517
Deferred revenue	131,392	151,695
Current portion of mortgage payable (note 8)	317,009	307,901
	<u>2,687,887</u>	<u>2,539,618</u>
Long-term debt (note 7)	114,000	-
Mortgage payable (note 8)	8,341,313	8,655,780
Deferred capital contributions (note 11)	5,945,246	6,376,116
	<u>17,088,446</u>	<u>17,571,514</u>
Net assets:		
Investment in capital assets (note 10)	19,980,056	20,487,654
Unrestricted	(4,519,937)	(5,257,683)
	<u>15,460,119</u>	<u>15,229,971</u>
Contingency (note 13)		
Effects of COVID-19 (note 16)		
	<u>\$ 32,548,565</u>	<u>\$ 32,801,485</u>

See accompanying notes to consolidated financial statements.

On behalf of the Board:

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)

Consolidated Statement of Operations

Year ended December 31, 2020, with comparative information for 2019

	2020	2019
Revenue:		
Rental income	\$ 12,714,365	\$ 12,860,511
Government assistance (note 9)	110,721	-
Other income	75,587	134,438
Investment income	48,023	101,913
	<u>12,948,696</u>	<u>13,096,862</u>
Expenses:		
Taxes, utilities and insurance (note 12)	3,781,191	3,582,177
Salaries and benefits	2,815,123	2,780,449
Repairs and maintenance	590,575	626,101
Advertising	527,688	658,666
Preparation of units	426,123	424,364
Interest and bank charges	324,548	329,462
Ground maintenance	244,122	259,545
Service contracts	241,586	241,786
Office and general	235,533	256,218
Freight and duties	154,304	236,861
Professional fees	123,540	210,134
Tenant administration	114,868	96,982
Materials and supplies	101,433	204,905
Rent	98,444	88,844
Vehicles	56,201	70,955
Telephone	41,133	45,207
Furnished units	37,651	29,195
Superintendent services	35,035	23,019
Physician recruitment	8,106	13,555
Business taxes	2,302	39,347
	<u>9,959,506</u>	<u>10,217,772</u>
Earnings before the undernoted items	2,989,190	2,879,090
Other expenses (income):		
Amortization of capital assets and intangible assets	3,164,782	3,163,656
Golf course (note 5)	82,130	91,180
Amortization of deferred capital contributions	(487,870)	(487,870)
	<u>2,759,042</u>	<u>2,766,966</u>
Excess of revenue over expenses	\$ 230,148	\$ 112,124

See accompanying notes to consolidated financial statements.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

Consolidated Statement of Changes in Net Assets (Deficiency)

Year ended December 31, 2020, with comparative information for 2019

	Invested in capital assets	Unrestricted	2020 Total	2019 Total
Net assets (deficiency), beginning of year	\$ 20,487,654	(5,257,683)	\$ 15,229,971	\$ 15,117,847
Excess (deficiency) of revenue over expenses	(2,674,370)	2,904,518	230,148	112,124
Net change in investment in capital assets (note 10 (a))	2,166,772	(2,166,772)	-	-
Net assets (deficiency), end of year	\$ 19,980,056	(4,519,937)	\$ 15,460,119	\$ 15,229,971

See accompanying notes to consolidated financial statements.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Consolidated Statement of Cash Flows

Year ended December 31, 2020, with comparative information for 2019

	2020	2019
Cash provided by (used in):		
Operations:		
Excess of revenue over expenses	\$ 230,148	\$ 112,124
Items not involving cash:		
Amortization of capital assets and intangible assets	3,164,782	3,163,656
Amortization of deferred capital contributions	(487,870)	(487,870)
	<u>2,907,060</u>	<u>2,787,910</u>
Change in non-cash operating working capital:		
Increase in accounts receivable	(66,483)	(34,553)
Decrease in inventories	1,444	55,395
Increase in prepaid expenses and deposits	(69,527)	(734)
Increase (decrease) in accounts payable and accrued liabilities	110,890	(107,144)
Increase in deposits payable	48,574	50,870
Decrease in deferred revenue	(20,303)	(20,516)
Decrease in forgivable and other loans receivable	23,143	25,599
	<u>2,934,798</u>	<u>2,756,827</u>
Financing:		
Repayment of mortgage payable	(305,359)	(297,023)
Issuance of long-term debt	114,000	-
Additions to deferred capital contributions	57,000	-
	<u>(134,359)</u>	<u>(297,023)</u>
Investing:		
Purchase of capital assets	(2,223,772)	(1,866,360)
Contributions to golf course	19,496	1,375
	<u>(2,204,276)</u>	<u>(1,864,985)</u>
Increase in cash	596,163	594,819
Cash, beginning of year	5,216,774	4,621,955
Cash, end of year	<u>\$ 5,812,937</u>	<u>\$ 5,216,774</u>

See accompanying notes to consolidated financial statements.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements

Year ended December 31, 2020

Nature of operations:

Non-Profit Retirement Residences of Elliot Lake Inc. operating as Elliot Lake Retirement Living (the "Organization") is incorporated without share capital under the laws of Ontario. Its mandate is to provide and operate affordable housing units, primarily for senior citizens, in a manner that provides quality of life that support the economic base of the City of Elliot Lake.

1. Significant accounting policies:

(a) Basis of presentation:

These consolidated financial statements include the accounts of its wholly-owned subsidiary 1425164 Ontario Ltd. (operating as NorDev Group). The NorDev group follows the CPA Canada accounting standards for private enterprises. Their year end is December 31.

(b) Inventories:

Inventories were valued at the lower of cost and net realizable value, determined on a first-in, first-out basis. The Organization uses the same cost formula for all inventories having a similar nature and use to the Organization. When circumstances which previously caused inventories to be written down no longer exists the previous impairment is reversed.

(c) Capital assets:

Capital assets are stated at cost less accumulated amortization. Amortization is provided on a straight-line basis at the following annual rates:

Asset	Rate
Furniture and fixtures	7% - 20%
Vehicles	20%
Equipment	10% - 20%
Computer equipment	10% - 20%
Housing improvements	4% - 20%
Leasehold improvements	5% - 20%
Revenue-producing properties	4% - 20%
Hotel development	3% - 10%

Assets under development are not amortized until they are put in use. Capital assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable and exceeds its fair value.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

1. Significant accounting policies (continued):

(d) Intangible assets:

Intangible assets are measured initially at cost and are amortized over their useful life. Franchise rights acquired for the hotel operations are being amortized over 20 years which is the length of the franchise agreement.

(e) Impairment of long-lived assets:

Long-lived assets, including capital assets and intangible assets subject to amortization, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability is measured by a comparison of the asset's carrying amount to the estimated undiscounted future cash flows expected to be generated by the asset. If the carrying amount of the asset exceeds its estimated future cash flows, an impairment charge is recognized for the amount by which the carrying amount of the asset exceeds the fair value of the asset. When quoted market prices are not available, the Organization uses the expected future cash flows discounted at a rate commensurate with the risks associated with the recovery of the asset as an estimate of fair value.

(f) Revenue recognition:

The Organization follows the deferral method of accounting for contributions such as grants and government contributions. Grants and contributions are recorded as revenue in the period to which they relate. Grants for future periods are deferred and recognized in the subsequent period when the related activity occurs.

Revenue from rental properties includes rent from tenants under lease agreement, property taxes, operating costs, recoveries and incidental income. These amounts are recorded as the services are performed and collection is reasonably determinable.

Contributions for capital assets and the golf course are deferred and amortized into revenue on the same basis and rate as the related capital asset. The contributions for the golf course joint venture have been offset against the cost of the golf course assets.

Other revenues are recognized as the services are provided and collection is reasonably determinable.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

1. Significant accounting policies (continued):

(g) Government assistance:

Government assistance related to current expenses and revenue is included in the determination of net income for the period. Amounts not received as of the year-end date but for which the expenses have been incurred are included as a receivable.

(h) Use of estimates:

The preparation of the consolidated financial statements in accordance with Canadian generally accepted accounting principals for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include the carrying amount of capital assets. Within the year ended December 31, 2020, the Organization applied for the Canada Emergency Wage Subsidy which was part of the federal government's COVID-19 pandemic response. These amounts are considered an estimate until such time that the Canada Revenue Agency completes an audit of the claims. Actual results could differ from those estimates.

(i) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Organization has not elected to carry any such financial instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

1. Significant accounting policies (continued):

(i) Financial instruments (continued):

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Organization determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Organization expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

2. Forgivable and other loans receivable:

The Organization, as part of its commitment to help develop the City of Elliot Lake, has agreed to provide forgivable loans to a number of physicians in an effort to attract them to open practices in the community. The Organization has offered these loans, conditional on the physicians opening their practices and remaining in the community for a period of time specified in their individual agreements. Should the physicians violate the terms of the agreements, the loans would be repayable to the Organization. The commitment with the City of Elliot Lake to provide forgivable loans expired on December 31, 2011 and a new commitment agreement will not be entered into. Amounts forgiven amounted to \$Nil in 2020 (2019 - \$8,571).

In addition to the forgivable loans, the Organization has provided a physician loan bearing interest of 5% repayable in equal monthly repayments of \$1,718 which matured in December 2020. The remaining amount of the outstanding principal that was repaid amounted to \$23,143 in 2020 (2019 - \$17,028). There are no additional forgivable and other loans receivable which are outstanding as of December 31, 2020.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

3. Capital assets:

	2020		
	Cost	Accumulated amortization	Net book value
Elliot Lake Retirement Living:			
Revenue-producing properties	\$ 14,346,924	\$ 10,234,915	\$ 4,112,009
Housing improvements	35,717,790	25,682,724	10,035,066
Furniture and fixtures	2,282,199	1,921,587	360,612
Equipment	3,560,895	1,486,827	2,074,068
Vehicles	706,393	637,343	69,050
Leasehold improvements	297,602	297,602	-
Computer equipment	684,374	668,181	16,193
Hotel development	12,633,757	4,481,074	8,152,683
Assets under development:			
Condominium development	896,593	-	896,593
NorDev Group:			
Leasehold improvements	80,555	29,507	51,048
Equipment	322,360	215,759	106,601
Furniture and fixtures	643,541	592,162	51,379
	\$ 72,172,983	\$ 46,247,681	\$ 25,925,302

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

3. Capital assets (continued):

	2019		
	Cost	Accumulated amortization	Net book value
Elliot Lake Retirement Living:			
Revenue-producing properties	\$ 14,346,924	\$ 9,804,069	\$ 4,542,855
Housing improvements	34,645,512	23,649,981	10,995,531
Furniture and fixtures	2,085,833	1,832,125	253,708
Equipment	2,998,088	1,335,701	1,662,387
Vehicles	706,393	605,618	100,775
Leasehold improvements	297,602	297,602	-
Computer equipment	668,430	660,092	8,338
Hotel development	12,633,757	4,091,120	8,542,637
Assets under development:			
Condominium development	562,772	-	562,772
NorDev Group:			
Leasehold improvements	80,555	24,766	55,789
Equipment	314,935	201,189	113,746
Furniture and fixtures	608,410	583,178	25,232
	\$ 69,949,211	\$ 43,085,441	\$ 26,863,770

The condominium project is considered an asset under development and amortization will commence upon completion of project.

4. Intangible assets:

	2020		2019	
Franchise rights	\$	50,830	\$	50,830
Accumulated amortization		(29,200)		(26,658)
	\$	21,630	\$	24,172

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

5. Stone Ridge Golf Course:

In 2003, an agreement was entered into between the City of Elliot Lake (the "City") and the Organization to create the Stone Ridge Golf Course. Capital asset purchases for the course have been funded by the City, the Organization, Human Resources and Skills Development Canada ("HRSDC") and private contributions. The course opened in the summer of 2005.

In 2016, the agreement was amended to attribute the profit or loss from the operation of the golf course and to fund capital purchases to the Organization and the City evenly at 50% each. This agreement reflects a contribution agreement with the City as discussions related to operating, financing and investing activities are made by the Organization.

The following amounts represent the financial results of the Golf Course for the year ended December 31, 2020.

	2020	2019
Inventories and prepaid expenses	\$ 29,272	\$ 39,201
Capital assets	11,669	21,236
	\$ 40,941	\$ 60,437
Revenues	\$ 800,072	\$ 722,505
Expenses	(882,202)	(813,685)
Deficiency of revenue over expenses	\$ (82,130)	\$ (91,180)

6. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of \$32,758 (2019 - \$35,313), which includes amounts payable for HST.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

7. Long-term debt:

The Canada Mortgage and Housing Corporation ("CMHC") long-term debt is secured by granting a priority mortgage to the CMHC over the real property. The Organization received a contribution of \$57,000 and a loan of \$114,000 towards the Spine Road Housing project to finance eligible activity costs as detailed in the CMHC agreement dated January 27, 2020. The contribution was utilized for the purchase of capital assets and has been recorded as an increase to deferred capital contributions in 2020.

The long-term debt shall be repaid on the third year anniversary of the effective date of the CMHC agreement which is January 27, 2023. Interest on the repayment amount will commence thirty days following this maturity date at an amount equal to the Canada Prime rate plus 2%. In the event that the Spine Road project is discontinued, CMHC determines that the Organization has failed to meet its project objectives or determines the Organization is not in compliance with the CMHC agreement, the CMHC may demand immediate repayment of the full \$114,000 loan and \$57,000 grant. As of the audit report date, the Organization is in compliance with the requirements of the CMHC agreement.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

8. Mortgage payable:

i) Credit facility agreement:

The Organization's bank borrowing facilities provide an unsecured line of credit in the amount of \$250,000 with an interest rate of prime plus 0.5%. As of December 31, 2020, there are no amounts drawn on this facility (2019 - \$Nil).

ii) Mortgages payable:

	2020	2019
Mortgage payable #1	\$ 4,276,074	\$ 4,431,167
Mortgage payable #2	4,382,248	4,532,514
	8,658,322	8,963,681
Less current portion	(317,009)	(307,901)
	\$ 8,341,313	\$ 8,655,780

Mortgage payable #1 bears interest at 3.50% and is secured by a blanket first mortgage on specified properties with a carrying value of \$3,321,169 as at December 31, 2020, a first priority general assignment of rents and leases of the specified properties, a second priority general security agreement over all appliances and other personal property owned by the Organization and used in connection with the operation of the properties, a limited corporate guarantee of 1425164 Ontario Ltd. in the amount of \$6.2 million, and a second priority general security agreement over all appliances and other personal property owned by 1425164 Ontario Ltd. and located or used in the operation at 279 Highway 108 North. The term of the mortgage is a three year term ending January 2023 and is amortized over 25 years.

Mortgage payable #2 bears interest at 3.91% and is secured by a first charge mortgage of land over specified property in the amount of \$6.5 million with a carrying value of \$4,966,947 as at December 31, 2020, a first priority general assignment of rents and leases of the specified properties, a first priority general security agreement for all appliances and other personal property located at or used in the operation of the specified properties, an assignment of insurance for any policies affecting the specified properties, and an unlimited guarantee from 1425164 Ontario Ltd. supported by a general security agreement. The term of the mortgage is a five year term ending March 2025 and is amortized over 25 years.

The mortgage is subject to certain financial and non-financial restrictive covenants. At December 31, 2020, the Organization is in compliance with these covenants.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

8. Mortgage payable (continued):

Principal repayments are due as follows:

2021	\$	317,009
2022		328,854
2023		341,142
2024		353,892
2025		367,119
Thereafter		6,950,306
		<hr/>
	\$	8,658,322

9. Government assistance:

As part of the federal response to the COVID-19 pandemic, announcements were made for certain subsidy programs to support businesses by providing financing. Included in the December 31, 2020 financial statements is \$110,721 of revenues and \$17,990 of receivables related to the Canada Emergency Wage Subsidy ("CEWS"). The amount is subject to audit by the Canada Revenue Agency and if any amounts are deemed to be repayable they will be recorded in the period the audit is complete.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

10. Investment in capital assets:

(a) Investment in capital assets is calculated as follows:

	2020	2019
Capital assets	\$ 25,925,302	\$ 26,863,770
Amounts financed by:		
Deferred capital contributions	(5,945,246)	(6,376,116)
	\$ 19,980,056	\$ 20,487,654
Excess of revenue over expenses:		
Amortization of deferred contributions related to capital assets	\$ 487,870	\$ 487,870
Amortization of capital assets	(3,162,240)	(3,161,115)
	\$ (2,674,370)	\$ (2,673,245)
Net change in investment in capital assets:		
Purchases of capital assets	\$ 2,223,772	\$ 1,866,360
Deferred capital contributions received	(57,000)	-
	\$ 2,166,772	\$ 1,866,360

(b) Details of amortization and purchase of capital assets are as follows:

	2020	2019
Purchase of capital assets:		
Elliot Lake Retirement Living	\$ 2,181,216	\$ 1,738,248
NorDev	42,556	128,112
	\$ 2,223,772	\$ 1,866,360
Amortization of capital assets:		
Elliot Lake Retirement Living	\$ 3,133,945	\$ 3,141,094
NorDev	28,295	20,021
	\$ 3,162,240	\$ 3,161,115

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

11. Deferred capital contributions:

Deferred capital contributions represent the unamortized amount of donations and grants received for the purchase of capital assets.

	2020	2019
Balance, beginning of year	\$ 6,376,116	\$ 6,863,986
Amounts amortized to income	(487,870)	(487,870)
Deferred capital contributions received	57,000	-
Balance, end of year	\$ 5,945,246	\$ 6,376,116

12. Taxes, utilities and insurance:

Elliot Lake Retirement Living

	2020	2019
Property taxes and insurance	\$ 2,119,083	\$ 1,923,364
Gas	198,957	213,780
Water	1,036,843	968,996
Hydro	236,275	269,658
	\$ 3,591,158	\$ 3,375,798

NorDev Group

	2020	2019
Property taxes and insurance	\$ 108,429	\$ 107,129
Heating	56,025	73,825
Water	17,055	17,745
Hydro	8,524	7,680
	\$ 190,033	\$ 206,379
	\$ 3,781,191	\$ 3,582,177

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

13. Contingency:

In 2014, the Organization was named in several legal actions related to the collapse of the Algo Centre Mall. Management is unable to determine at this time what liability, if any, exists related to these actions, and consequently, no provision has been recorded in the books of the Organization.

14. Comparative information:

The financial statements have been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect prior year earnings.

15. Financial risks and concentration of risk:

(a) Market risk:

The Organization's revenue is derived from the rental of properties in the City of Elliot Lake and guest room and meeting room rentals. The introduction of new rental properties or an additional hotel in the community and the continued impact of the COVID-19 pandemic could have an impact on future gross margins and net earnings.

(b) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Organization deals with creditworthy counterparties to mitigate the risk of financial loss from defaults. The Organization monitors the credit risk of customers through credit rating reviews.

(c) Liquidity risk:

Liquidity risk is the risk that the Organization will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Organization manages its liquidity risk by monitoring its operating requirements. The Organization prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no change to the risk exposures from 2019.

NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.

(OPERATING AS ELLIOT LAKE RETIREMENT LIVING)
Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2020

16. Effects of COVID-19:

On March 11, 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization which has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures, which include the implementation of travel bans, imposed quarantine periods and social distancing, have caused material disruption to businesses globally resulting in an economic slowdown.

Management is closely evaluating the impact of COVID-19 on the Organization's business. At the time of approval of these financial statements, the Organization has undertaken measures to ensure that it will continue to operate in line with public health recommendations. As detailed in note 9, the Organization has applied for assistance under the Canada Emergency Wage Subsidy program amounting to a total of \$110,721 in funding from the federal government.

The duration and impact of the COVID-19 outbreak is unknown at this time, as is the effectiveness of the government emergency measures. It is not possible to reliably estimate the length and severity of these developments and the impact on the financial results and condition of the Organization in future periods.